

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
MARCH 9, 2005**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at 6:00 p.m. Committee members present were Charles Lapp, Don Hines, Jeff Larsen, Tim Calaway, Kathy Robertson, and Cal Scott. Kim Fleming, Gene Dziza, and Frank DeKort had excused absences. Johna Morrison, BJ Grieve, Kirsten Holland, and Peggy Goodrich represented the Flathead County Planning & Zoning Office (FCPZ).

Tim Calaway arrived at 6:15 p.m.

There were approximately 18 people in the audience.

**PUBLIC
REVIEW**

Hines reviewed the public hearing process for the public.

**PUD/MILL
CREEK**

A request by Mill Creek Land, LLC for Preliminary Plat approval of Mill Creek Estates, a one-hundred thirteen (113) lot (31 Single-Family, 82 Townhouses) Major Subdivision and Planned Unit Development on approximately 37.605 acres. All lots in the subdivision are proposed to have public water and sewer systems. The property is located at 295 Holt Drive in Bigfork, and can further be described as Assessor's Tracts 10A, 10AA, and 10AB in Section 26, Township 27 North, Range 20 West, P.M.M., Flathead County, Montana.

STAFF REPORT

BJ Grieve reviewed Staff Report FPUD-04-05 for the Board.

MOTION

Robertson made a motion seconded by Calaway to adopt Staff Report FPUD-04-05 as findings of fact and recommend approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed unanimously.

**PRELIMINARY
PLAT/MILL
CREEK**

Preliminary plat approval of Mill Creek Estates, a major subdivision that will create 113 residential lots. The subdivision is proposed on 37.605 acres and will be served by Bigfork Water and Sewer. The property is located in the Holt Zoning District, just west of Bigfork, and is situated northwest of the southern intersection Chapman Hill Road and Holt Drive. The property can be described as Assessor's Tracts 10A, 10AA, 10AB in Section 26, Township 27 North, Range 20 West, P.M. M., Flathead County, Montana.

STAFF REPORT

BJ Grieve reviewed Staff Report FPP-04-05A for the Board.

MOTION

Calaway made a motion seconded by Robertson to adopt Staff Report FPP-04-05A as findings of fact and recommend approval to the County Commissioners.

ROLL CALL	On a roll call vote the motion passed unanimously.
PRELIMINARY PLAT/ WEST VALLEY SUBDIVISION #1	A request by Sam Middleton for Preliminary Plat Approval of West Valley Subdivision No. 1, a four (4) lot major subdivision on approximately 20.474 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located at 1260 West Valley Road.
STAFF REPORT	Peggy Goodrich reviewed Staff Report FPP-05-04 for the Board.
MOTION	Larsen made motion seconded by Scott to adopt Staff Report FPP-05-04 as findings of fact and recommend approval to the County Commissioners.
ROLL CALL	On a roll call vote the motion passed unanimously.
PRELIMINARY PLAT/ HOMESTEAD AT WHITEFISH	A request by MPK Partners and Chinook Lakes, LLC, for Preliminary Plat approval of The Homestead at Whitefish, a thirty-two (32) lot single-family residential subdivision on approximately 1091.45 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located at 200 Star Meadows Road.
STAFF REPORT	Kirsten Holland reviewed Staff Report FPP-05-04 for the Board.
MOTION	Scott made a motion seconded by Calaway to adopt Staff Report FPP-05-04 as findings of fact and recommend approval to the County Commissioners.
ROLL CALL	On a roll call vote, the motion passed unanimously.
MASTER PLAN AMEND/ COTTONWOOD ESTATES LLC	A request by Cottonwood Estates, LLC, to amend the Flathead County Master Plan. The applicant proposes to amend the Growth Policy map designation on a block of property from "agricultural designation" to "high-density residential designation". The applicants have concurrently applied for R-4 (Two-Family Residential) zoning and preliminary plat approval for a 103-lot subdivision on the subject property. (This item was tabled from a previous meeting.)
STAFF REPORT	Johna Morrison reviewed Staff Report FPMA-04-01 for the Board.
MOTION	Calaway made a motion seconded by Lapp to adopt Staff Report FPMA-04-01 as findings of fact and recommend approval to the County Commissioners.
ROLL CALL	On a roll call vote, the motion passed unanimously.
ZONE CHANGE/ COTTONWOOD ESTATES, LLC	A Zone Change Request in the Evergreen and Vicinity Zoning District by Cottonwood Estates, LLC from SAG-10 (Suburban Agriculture) to R-4 (Two-Family Residential). The property is located in Evergreen and

contains approximately 38.631 acres. **(This item was tabled from a previous meeting.)**

STAFF REPORT Johna Morrison reviewed Staff Report FZC-04-07 for the Board.

MOTION Calaway made a motion seconded by Lapp to adopt Staff report FZC-04-07 as findings of fact and recommend approval to the County Commissioners.

ROLL CALL On a roll call vote the motion failed on a tie vote of 3-3.

NEW BUSINESS None.

BOARD DISCUSSION None.

OLD BUSINESS None.

ADJOURNMENT The meeting was adjourned at approximately 9:30 p.m. on a motion by Calaway seconded by Robertson. The next meeting will be held at 6:00 p.m. on March 16, 2005.

Don Hines, President

Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 3/23/05